

Document No. 4271
Voted at Meeting of 1/6/83

BOARD OF APPEAL REFERRALS

January 6, 1983

1. Z-5938 James Muhammad denied w/o prejudice
586 Blue Hill Avenue, Dorchester
2. Z-5949 Joseph Allen
844 East Fourth Street, South Boston
3. Z-5950-5951 David C. Campbell
76-78 Belden Street, Dorchester
4. Z-5960 Christine Lukasik
19 Mt. Vernon Street, Dorchester
5. Z-5963 Leonard Markir, Trustee
568-570 Blue Hill Avenue, Dorchester
6. Z-5964 Charles Lewis
4275 Washington Street, Roslindale
7. Z-5967 Frances P. Camerano
18 Spring Street, West Roxbury
8. Z-5973-5974 Mary R. Carrabes
275 Kennebec and 75 Mariposa Streets, Mattapan
9. Z-5977 Stephen C. Barnes
84 Joy Street, Boston
10. Z-5978 Druker Company
443 Boylston and 223-231 Berkeley Streets, Boston
11. Z-5980 Domenic Quaraglia
14 Foster Street, Boston
12. Z-5985 Linda C. and Terrence E. Smith
34 Harvard Street, Charlestown
13. Z-5986 Peter H. Boodin
5 Oakdale Street, Jamaica Plain
14. Z-5987 Francis L. Smith, Jr.
11 Bell Court, South Boston
15. Z-5988 Douglas Cardinale
70B-72 I Street, South Boston
16. Z-5992 Boston Redevelopment Authority
Marketplace Center Associates (designated developer)
200 State Street, Boston
17. Z-5997 Michael B. Moskow
2 Park Plaza, Boston
18. Z-6000 Ray Sullivan and Tom Ellis
84 Atlantic Avenue, Boston
19. Z-6008 Burbank Apartments Company - Max R. Kargman
16-22 Haviland Street, Boston

MEMORANDUM

January 6, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 1/18/83

Z-5938

James Muhammad
586 Blue Hill Avenue, Dorchester
near Columbia Road

2½-story structure

District(s):	apartment <u>H-1</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: change occupancy from two-family dwelling to two-family dwelling and restaurant.

Violation(s):

Take-out restaurant is forbidden use.

Proposed take-out restaurant is an inappropriate use for this residential neighborhood. Off-street parking is a serious problem. No community support.
Recommend denial.

VOTED: In reference to petition Z-5938, James Muhammad, 586 Blue Hill Avenue, Dorchester, for a forbidden use for change of occupancy from two-family dwelling to two-family dwelling and restaurant in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Proposed take-out restaurant is an inappropriate use in this residential neighborhood. Off-street parking is a serious problem.

denied w/o prejudice



2-5938
586 BLUE HILL AVE
(DOOR)

Board of Appeal Referrals 1/6/83

Hearing: 1/11/83

Z-5949

Joseph Allen

844 East Fourth Street, South Boston
near O Street

2½-story structure

District(s):	apartment <u>H-1-50</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: legalize occupancy - three-family dwelling.

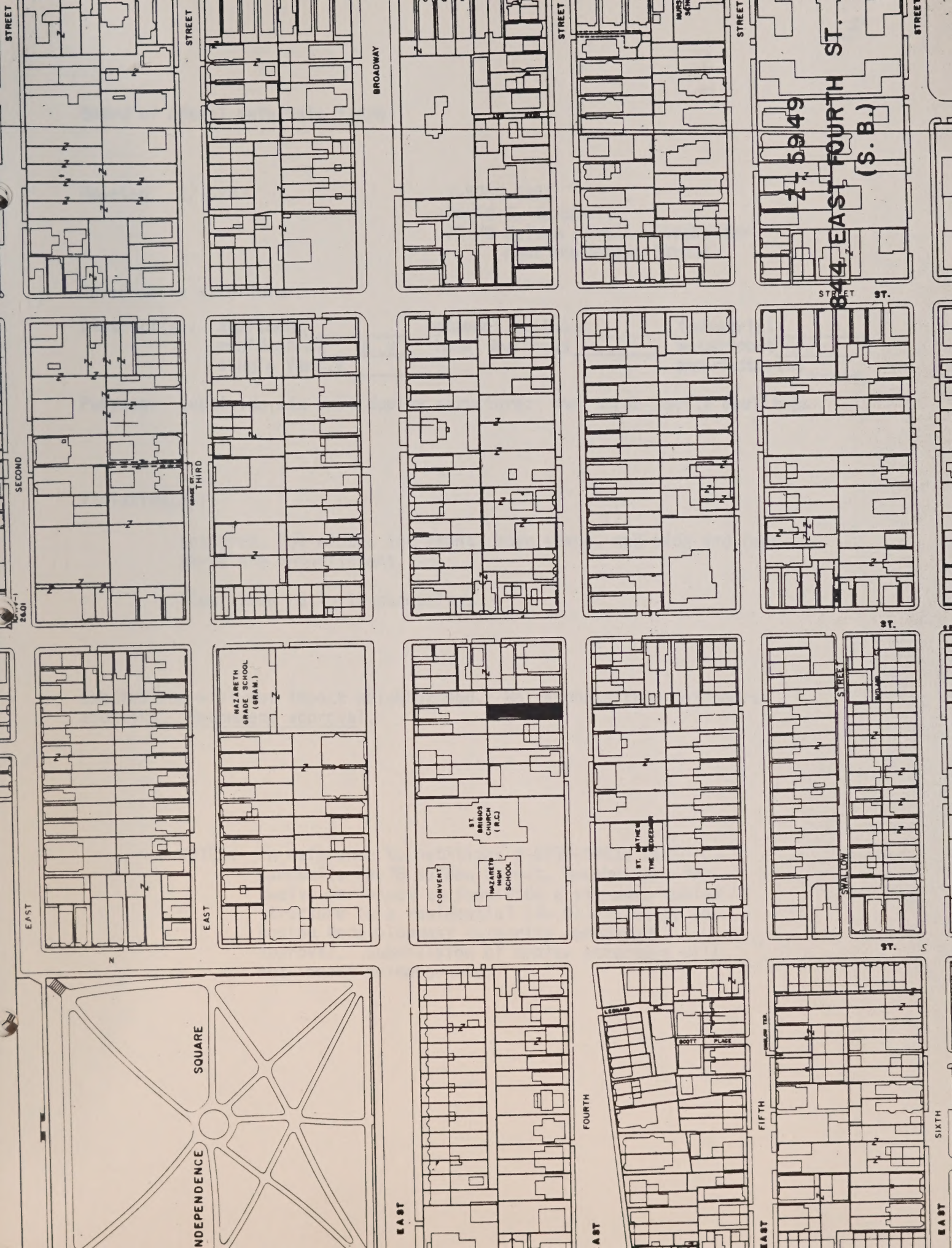
Violation(s):

Any dwelling converted for more families which does not meet
the lot area requirement is a forbidden use.

Lot area is insufficient.

No record of legal occupancy. Proposal compatible with surrounding
structures. Recommend approval.

VOTED: In reference to petition Z-5949, Joseph Allen,
844 East Fourth Street, South Boston, for a
forbidden use and variance to legalize occu-
pancy as three-family dwelling in an apartmēt
(H-1-50) district, the Boston Redevelopment
Authority recommends approval. No record of
legal occupancy. Proposal compatible with
surrounding structures.



Board of Appeal Referrals 1/6/83

Hearing: 1/11/83

Z-5950-5951
David C. Campbell
76-78 Belden Street, Dorchester
near Humphreys Street

Three-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: subdivide six-unit duplex structure: two three-family dwellings.

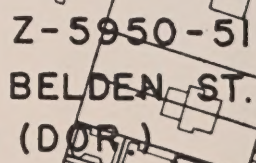
Violation(s):

Lot area, lot width, lot front, open space, and side and rear yards are insufficient.

Floor area ratio is excessive.

Subdivision will not impact neighborhood. No response from neighbors-abutters. Recommend approval.

VOTED: In reference to petitions Z-5950-5951, David C. Campbell, 76-78 Belden Street, Dorchester, for twelve variances to subdivide a six-unit duplex structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Subdivision of duplex structure will not impact neighborhood.



Board of Appeal Referrals 1/6/83

Hearing: 1/25/83

Z-5960

Christine Lukasik

19 Mt. Vernon Street, Dorchester
near Dorchester Avenue

2½-story structure

District(s):	apartment <u>H-1-50</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: legalize occupancy: lodging house.

Violation(s):

Lodging house is conditional use.

No record of legal occupancy. Petitioner states property has been a lodging house more than 25 years. Columbia Savin Hill Civic Association and abutters are opposed. Recommend denial.

VOTED: In reference to petition Z-5960, Christine Lukasik, 19 Mt. Vernon Street, Dorchester, for a conditional use to legalize occupancy as lodging house in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. No record of legal occupancy. Property has been used as lodging house more than 25 years. Columbia Savin Hill Civic Association and abutters are opposed. Petitioner should attempt to resolve problems with community.



Z-5960
19 MT. VERNON ST.
(DOR.)

Board of Appeal Referrals 1/6/83

Hearing: 1/11/63

Z-5963

Leonard Markir, Trustee
568-570 Blue Hill Avenue, Dorchester
near Seaver Street

Three-story structure

District(s):	apartment <u>H-1</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: change occupancy from six-family dwelling to twelve apartments.

Violation(s):

Dwelling converted for more families which does not meet lot area requirements is a forbidden use.

Lot area, open space, and off-street parking are insufficient.

Vacant duplex structure acquired from City of Boston. Rehabilitation will provide much needed neighborhood housing. No community opposition.
Recommend approval with proviso.

VOTED: In reference to petition Z-5963, Leonard Markir, Trustee, 568-570 Blue Hill Avenue, Dorchester, for a forbidden use and three variances for change of occupancy from six-family dwelling to twelve apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval provided plans are submitted for design review.



Z-5963

568-570 BLUE HILL AVE.

(DOOR)

Board of Appeal Referrals 1/6/83

Hearing: 2/1/83

Z-5964
Charles Lewis
4275 Washington Street, Roslindale
near Corinth Street

2½-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-.5 waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from mechanical to office, outdoor display
of used motor vehicles and sale of tires.

Violation(s):

Outdoor sale and display for sale of used motor vehicles is
forbidden use.

Sale and installation of tires within a building is
conditional use.

Proposal would be detrimental to the upgrading of adjacent Roslindale
Square. Neighborhood and Board of Trade are opposed. Recommend denial.

VOTED: In reference to petition Z-5964, Charles Lewis,
4275 Washington Street, Roslindale, for a for-
bidden use and a conditional use for change of
occupancy from mechanical to office, outdoor
display of used motor vehicles, and sale of
tires in a local business (L-.5) district, the
Boston Redevelopment Authority recommends
denial. Proposal would be detrimental to the
upgrading of adjacent Roslindale Square.
Neighborhood and Board of Trade are opposed.



4275 WASHINGTON ST
(ROS.)

Z-596

ROSEMONT

HIGH SCHOOL

BOSTON HEALTH DEPARTMENT

POST OFFICE

CHARLES ELEM. SCHOOL

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

Board of Appeal Referrals 1/6/83

Hearing: 1/11/83

Z-5967

Frances P. Camerano
18 Spring Street, West Roxbury
near Centre Street

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-.5</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: install take-out window and exterior seating.

Violation(s):

Sale of on-premises-prepared food for off-premises consumption or for on-premises consumption if as so sold food or drink is ready for take-out is conditional use.

Ice cream parlor with interior seating accommodations for 20 patrons has operated since May. Expanded operation includes sandwiches, pizza, and other food for take-out. Site is located at congested intersection of Centre-Spring Streets,, where parking is a constant problem. Abutters have indicated strong opposition. Recommend denial.

VOTED: In reference to petition Z-5967, Frances P. Camerano, 18 Spring Street, West Roxbury, for a conditional use to install take-out window and exterior seating in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Ice cream parlor with interior seating accommodations for 20 persons has operated since May. Expanded operation includes sandwiches, pizza, and other food for take-out. Site is located at congested intersection of Centre-Spring Streets, where parking is a constant problem. Abutters have indicated strong opposition.



2-5967
18 SPRING ST
(W.R.)

Board of Appeal Referrals 1/6/83

Hearing: 1/18/83

Z-5973-5974

Mary R. Carrabes

275 Kennebec and 75 Mariposa Streets
Mattapan

Two-story and one-story structures

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.5 manufacturing _____

Purpose: subdivide; change occupancy from one- to two-family dwelling.

Violation(s):

Lot area and side and rear yards are insufficient.

Accessory building may not be nearer than four feet to side lot line.

Subdivision of one- and two-family dwelling properties is for sale purposes.
Not adverse impact. Recommend approval.

VOTED: In reference to petitions Z-5973-5974, Mary R. Carrabes, 275 Kennebec and 75 Marisposa Streets, Mattapan, for four variances to subdivide and to change occupancy from one- to two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Subdivision for sale purposes will not have an adverse impact.



275 KENNEBEC ST
275 MARIPOSA ST
(MATT)
Z-5973-74

Board of Appeal Referrals 1/6/83

Hearing: 1/11/83

Z-5977
Stephen C. Barnes
84 Joy Street, Boston
near Cambridge Street

Two-story structure

District(s):	apartment _____	general business _____	industrial _____
	residential _____	local business <u>L-2-65</u>	waterfront _____
	single family _____		manufacturing _____

Purpose: erect one-story addition to office structure.

Violation(s):

Rear yard is insufficient.

Rear one-room addition will not have an adverse impact. Site abuts parking lot. Beacon Hill Civic Association has reviewed proposal and indicates no opposition. Recommend approval.

VOTED: In reference to petition Z-5977, Stephen C. Barnes, 84 Joy Street, Boston, for a variance to erect a one-story addition to office structure in a local business (L-2-65) district, the Boston Redevelopment Authority recommends approval. Rear one-room addition will not have an adverse impact. Site abuts parking lot. Beacon Hill Civic Association has reviewed proposal and indicates no opposition.



84 JOY ST.
(B.P.)
Z-59772

Board of Appeal Referrals 1/6/83

Hearing: 1/18/83

Z-5978
Druker Company
443 Boylston and 223-231 Berkeley Streets,
Boston

Five-story structure

District(s): apartment _____ general business B-10-155 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from offices and stores to offices, stores,
bakery, and cafe.

Violation(s):

Cafe and retail catering are conditional uses.

Gourmet facility is consistent with general commercial area. Recommend
approval.

VOTED: In reference to petitions Z-5978, Druker Company,
443 Boylston and 223-231 Berkeley Streets, Boston,
for a conditional use for change of occupancy
from offices and stores to offices, stores,
bakery, and cafe in a general business (B-10-155)
district, the Boston Redevelopment Authority
recommends approval. Gourmet facility is consist-
ent with general commercial area.



Z-5978

443 BOYLSTON ST.

223-231 BERKELEY ST.

(B.P.)

Board of Appeal Referrals 1/6/83

Hearing: 2/8/83

11
Z-5980
Domenic Quaraglia
14 Foster Street, Boston
near Commercial Street

Five-story structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect one-story addition to apartment (5-unit) and store structure.

Violation(s):

Open space and rear yard are insufficient.

Proposed storage addition will eliminate existing rear yard and most of the property's limited open space. Recommend denial.

VOTED: In reference to petition Z-5980, Domenic Quaraglia, 14 Foster Street, Boston, for two variances to erect a one-story addition to an apartment-store structure in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. Proposed storage addition will eliminate existing rear yard and most of the property's limited open space.

C H A R L E S



2-5980
FOSTER ST.
(B.P.)

SOUTH STACK
NORTH STACK

Board of Appeal Referrals 1/6/83

Hearing: 1/18/83

Z-5985

Linda C. and Terrence E. Smith
34 Harvard Street, Charlestown
at Washington Street

Four-story structure

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from lodging house to two-family dwelling.

Violation(s):

Open space and rear yard are insufficient.

Parking not allowed in front yard.

Proposed owner-occupied dwelling is consistent with residential neighborhood.
Recommend approval with proviso.

VOTED: In reference to petition Z-5985, Linda C. and Terrence E. Smith, 34 Harvard Street, Charlestown, for three variances for change of occupancy from lodging house to two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval provided that plans for any exterior changes are submitted to the Authority for design review.



Z-5985

34 HARVARD ST
(CH8N)

MTA
EXPRESSWAY
FITZGERALD

AVENUE

CHARLES RIVER

Board of Appeal Referrals 1/6/83

Hearing: 1/18/83

Z-5986
Peter H. Boodin
5 Oakdale Street, Jamaica Plain
near Lamartine Street

Three-story structure

District(s):	apartment _____	general business _____	industrial _____
	residential <u>R-.8</u>	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: change occupancy from two- to three-family dwelling.

Violation(s):

Dwelling converted for more families which does not meet lot area requirements is forbidden use.

Floor area ratio is excessive.

Former abandoned structure purchased from City of Boston is being substantially renovated. Conversion is consistent with surrounding properties. Recommend approval.

VOTED: In reference to petition Z-5986, Peter H. Woodin, 5 Oakdale Street, Jamaica Plain, for a forbidden use and a variance for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Former abandoned structure purchased from City of Boston is being substantially renovated. Conversion is consistent with surrounding properties.



Z-5986
5 OAKDALE ST.
(J.P.)

14
Board of Appeal Referrals 1/6/83

Hearing: 2/8/83

Z-5987
Francis L. Smith, Jr.
11 Bell Court, South Boston
near D Street

Three-story structure

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: legalize occupancy - three-family dwelling.

Violation(s):

Dwelling converted for more families which does not meet lot area and open space requirements is a forbidden use.

Lot area and open space are insufficient.

Vacant deteriorating structure has been rehabilitated and restored. No record of legal occupancy. Three-family dwelling had existed many years.
Recommend approval.

VOTED: In reference to petition Z-5987, Francis L. Smith, Jr., 11 Bell Court, South Boston, for a forbidden use and two variances to legalize occupancy as three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Vacant deteriorating structure has been rehabilitated and restored. No record of legal occupancy. Three-family dwelling had existed for many years.

1597



Board of Appeal Referrals 1/6/83

Hearing: 1/11/83

Z-5988
Douglas Cardinale
70B-72 I Street, South Boston
near East Broadway

Three-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-1</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from two-family dwelling and store to
three-family dwelling

Violation(s):

Dwelling converted for more families which does not meet
open space requirements is a forbidden use.

Open space is insufficient.

Conversion of store to dwelling unit is consistent with surrounding
residential properties. Recommend approval.

VOTED: In reference to petition Z-5988, Douglas Cardinale,
70B-72 I Street, South Boston, for a forbidden use
and a variance for change of occupancy from two-
family dwelling and store to three-family dwelling
in a local business (L-1) district, the Boston
Redevelopment Authority recommends approval pro-
vided that exterior plans are submitted for design
review.



Board of Appeal Referrals 1/6/83

Hearing: 1/11/83

Z-5992

Boston Redevelopment Authority
Marketplace Center Associates (designated
developer)200 State Street, Boston
at Commercial Street

Parking lot

District(s):	apartment_____	general business B-8_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: erect 21-story retail - office - museum structure.

Violation(s):

Accessory off-street parking garage is conditional use.

Setback of parapet and off-street loading bays are insufficient.

Proposed granite and glass structure located on Parcel D-10 of the Waterfront Urban Renewal Project Area comprising a three-story retail plaza toward the north and an office tower along State Street will be architecturally compatible with both Faneuil Hall Marketplace and the Custom House tower. Colonnade plaza will incorporate an open central atrium. Recommend approval with proviso.

VOTED: In reference to petition Z-5992, Boston Redevelopment Authority, 200 State Street, Boston, for a conditional use and two variances to erect a 21-story retail - office - museum structure in a general business (B-8) district, approval is recommended provided plans are submitted to the Authority for design review. Proposed structure will be located on development Parcel D-10 of the Downtown Waterfront Urban Renewal Project Area.



Z-5992
200 STATE ST.
(B.P.)

Board of Appeal Referrals 1/6/83

Hearing: 1/11/83

Z-5997
Michael B. Moskow
2 Park Plaza, Boston
at Boylston Street

Seven-story structure

District(s):	apartment_____	general business B-10	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: erect two additions to retail-office structure.

Violation(s):

Setback of parapet is insufficient.

Petitioner proposes to erect sixth- and seventh-floor extensions to retail-office structure in Park Plaza Project Area. Recommend approval with provisos.

VOTED: In reference to petition Z-5997, Michael B. Moskow, 2 Park Plaza, Boston, for a variance to erect two additions to a retail-office structure in a general business (B-10) district, the Boston Redevelopment Authority recommends approval only with following provisos: that seventh-floor-south addition be set back to depth of north side; that plans be submitted to the Authority for design review. Retail-office structure is located in the Park Plaza Project Area.



Board of Appeal Referrals 1/6/83

Hearing: 1/18/83

Z-6000
Ray Sullivan and Tom Ellis
84 Atlantic Avenue, Boston
at Commercial Wharf

Five-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-2

Purpose: erect dormer addition to apartment, office, retail structure

Violation(s):

Multifamily dwelling is consistent use.

In accordance with a rehabilitation agreement dated May 10, 1974, the Authority must approve plans for the exterior architectural treatment of this historic building in the Waterfront Urban Renewal Project. The proposal to erect a small sixth-floor dormer addition on the north side has received the preliminary design review approval, as it is consistent with the size and design of the majority of the units on this side of the building. The final plans must be submitted to the Authority for design review. Recommend approval subject to design review.

VOTED: In reference to petition Z-6000, Ray Sullivan and Tom Ellis, 84 Atlantic Avenue, Boston, for a conditional use to erect a dormer addition in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval subject to design review. In accordance with a rehabilitation agreement dated May 10, 1974, the Authority must approve plans for the exterior architectural treatment of this historic building in the Waterfront Urban Renewal Project. The proposal to erect a small sixth-floor dormer addition on the north side has received the preliminary design review approval, as it is consistent with the size and design of the majority of the units on this side of the building. The final plans must be submitted to the Authority for design review.

Z-6000
84 ATLANTIC AVE.
(B.P.)



Board of Appeal Referrals 1/6/83

Hearing: 1/18/83

Z-6008

Burbank Apartments Company - Max R. Kargman
16-22 Haviland Street, Boston
at Edgerly Road

Six-story structure

District(s):	apartment <u>H-3</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: change occupancy from 52 apartments, day care center, maintenance office, and clinic to 51 apartments, day care center, maintenance office, and clinic; enlarge clinic.

Violation(s):

Clinic is conditional use.

Expansion of Fenway Community Health Center will provide increased medical services to the community. Recommend approval.

VOTED: In reference to petition Z-6008, Burbank Apartments Company, 16-22 Haviland Street, Boston, for a conditional use for change of occupancy from 52 apartments, day care center, maintenance office, and clinic to 51 apartments, day care center, maintenance office, and clinic and enlarge clinic, the Boston Redevelopment Authority recommends approval. Proposed expansion of Fenway Community Health Center will provide increased medical services to the community.

Z-6008
16-22 HAVILAND ST.
(B.P.)

